



7 West Fairbrae Crescent
Broomhouse, EH11 3SX

deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Sitting Room
- Dining Kitchen
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Single Garage
- EPC Rating - C



Forming part of a quiet cul-de-sac within a well-established modern development, this bright and spacious detached villa is located in the highly sought-after residential area of Saughton. The property is ideally positioned close to a wide range of local amenities, with further extensive shopping facilities available at the Gyle Shopping Centre. It is also within easy walking distance of Edinburgh Napier University and Edinburgh College, and benefits from excellent public transport links providing swift access to Edinburgh City Centre. The generously proportioned accommodation offers an ideal family home and comprises a welcoming entrance hallway with WC, a bright bay-windowed sitting room, and a recently upgraded, contemporary dining kitchen. The kitchen, installed within the last month, features premium branded appliances, including a brand new, unused fridge-freezer, and sliding patio doors that provide direct access to the rear garden. Upstairs, the property boasts a spacious principal bedroom with double built-in wardrobes and an en-suite shower room, alongside three further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private front garden and a large, fully enclosed rear garden—perfect for family living and outdoor entertaining. A driveway provides off-street parking and leads to a single garage. Further benefits include gas central heating and double glazing, as well as a recently installed boiler (within the last year). Included in the sale are all fitted carpets and floor coverings, curtains, light fittings, cooker, oven, hob, hood, fridge-freezer, washing machine, and dishwasher. Guarantees for the newly installed kitchen and appliances are available. All appliances are otherwise sold as seen.



West Fairbrae Crescent,
Edinburgh,
Midlothian, EH11 3SX



Approx. Gross Internal Area
1131 Sq Ft - 105.07 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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